

**Town of Milton  
Historic Preservation Meeting  
Milton Library, 121 Union Street  
Tuesday, December 11, 2012  
7:00 p.m.**

**Transcribed by: Helene Rodgvile  
[Minutes are not verbatim]**

1. Call Meeting to Order – Dennis Hughes: called the meeting to order at 7:00 p.m.
2. Roll Call of Members

Mike Filicko	Present
Mike Ostinato	Present
Amy Kratz	Present
Dennis Hughes	Present
Gwen Foehner	Present
Kevin Kelly	Present
3. Corrections/approval of the Agenda

Dennis Hughes: Did everybody look the agenda over? If nobody has any questions, I'll entertain a motion for approval.

Mike Filicko: I make a motion to approve the agenda.

Gwen Foehner: Second.

Dennis Hughes: We have a motion made and seconded to approve the agenda. Are there any questions on that motion? If not, all in favor say aye. Opposed no. Motion carried.
4. Approval of minutes of October 9, 2012

Dennis Hughes: We didn't meet in November, so these are the October 9<sup>th</sup> meeting minutes. Does everybody have a copy of them? Are there any corrections or additions? If not, then I'll entertain a motion to accept.

Gwen Foehner: I make a motion that we approve the minutes from the October 9, 2012 meeting.

Mike Filicko: Second.

Dennis Hughes: We have a motion made and seconded to accept the October 9, 2012 minutes. Are there any questions to the motion? If not, then all in favor say aye. Opposed. Motion is carried.
5. Business – Discussion and possible vote on the following:
  - a) The application from Ballybunion, LLC for the replacement of the rear deck and awning, as well as the handicap ramp, on the back of the building located at 105 Union Street further identified by Sussex County Tax Map and Parcel #2-35-20.07-77.00

Dennis Hughes: Does everybody have a copy of everything and, again, the description of work replace rear deck and awning, as well as handicap ramp. Mrs. Newcomb?

Kathy Newcomb and I'm one of the partners at Irish Eyes. We're going to just kind of

wing it, because our draftsman is in Disney World and we really didn't realize that until yesterday morning, so basically the back deck has worn out it's useful life, the back awning needs to be replaced. It has several holes in it and a few times over the past couple of years, we've had people fall on the handicap ramp, so in replacing the back roof, we'd like to extend that to cover the ramp. Right now when you go out the back, you have to walk down the ramp. We'd also like to just have a step down, so people don't have to use the ramp, they can step off the back deck, down two steps, and onto the back patio. So that is the extent of it, but we would like to replace the awning with a hard metal roof.

Dennis Hughes: Which you've given us copies of the type of material that you want to use and they're approved. Okay. Does anybody have any questions for Mrs. Newcomb.

Amy Kratz: Yes, I have one. What is Enduracoat?

Kathy Newcomb: I'll let my husband, builder do that.

Mike Newcomb: The Enduracoat is just a product of the metal. It's another finish that's on top of the metal.

Amy Kratz: It's for the roof?

Mike Newcomb: There's several different kinds of finishes.

Amy Kratz: So it's for the roof?

Mike Newcomb: It's just the roof metal, yes.

Amy Kratz: Okay.

Dennis Hughes: And the awning... And the deck's not going to be larger or smaller; it's going to be the exact same size.

Mike Newcomb: Yes, just the roof will extend past...

Dennis Hughes: You're going to replace the roof and add the steps here.

Mike Newcomb: Yes.

Amy Kratz: So you're basically building a porch, because the awning was on like a metal frame.

Mike Newcomb: It's on a metal frame and when we had that snowstorm a couple of years ago, it got crushed by the snow and there are several holes in it and it just leaks.

Amy Kratz: What kind of materials are you using for the ramp; because you said people fell on it? Are you using something different?

Mike Newcomb: We would like to change the salt treated lumber that's on there now and go with a composite that has more grit to it and it's also going to be covered by the extension of the roof, so the rain won't affect it as being wet or anything.

Amy Kratz: Okay. I don't have anymore questions. Thank you.

Gwen Foehner: I think somebody already asked you this, but the rear deck that you're replacing will be the same size as the present deck. Is that correct?

Mike Newcomb: Same size. We're going to use the existing framing on the deck and just replace the decking boards.

Mike Ostinato: Is the rail going to stay the same?

Mike Newcomb: The railing will probably be changed. I mean it will be the same height. It might just be different materials, but we have to have that railing there, by Code. We would probably like to replace it and make it look a little nicer, if we're going to do that much work.

Kevin Kelly: Mr. Newcomb, the appearance of the railing, the ramp, the deck will be essentially unchanged in terms of view from the street; the appearances will be the same. The materials may have changed.

Mike Newcomb: The materials will change.

Kevin Kelly: And the composition, but they'll look the same?

Mike Newcomb: Yes. The only change is going to be the steps, so you don't have to go down the ramp.

Kevin Kelly: On your drawing, on your architectural drawing, are they pictured where they will be located?

Mike Newcomb: Yes, you would just come right straight out and then if you want to go down the ramp you would go that way.

Kevin Kelly: Fine. And then am I correct in saying that the extension of the roofing area over the deck will be an addition of 4'4"? Am I right in seeing that?

Mike Newcomb: Yes. Yes.

Kevin Kelly: Will they join with the wall, the exterior wall of the restaurant, of the building? Will that be at the same location?

Mike Newcomb: Approximately, yes.

Kevin Kelly: So it won't be higher?

Mike Newcomb: It has to be a minimum pitch of 4:12 and I think that's what that awning is right now.

Kevin Kelly: Okay.

Amy Kratz: I guess I have one more question, then. When Mr. Kelly's talking about the roof being extended right here where the building sits out further? Is it going to cover this part of this ramp, as well?

Mike Newcomb: I don't know. I really haven't looked at the plans. I wasn't really...

Amy Kratz: On this, I'm not sure I can tell that from this, because on this it looks like... the drawing it looks like the ramp ends where this cedar shake siding extends out, so I wasn't sure.

Mike Newcomb: Yes, it's probably going to be right at the end of that bump out. That 4' actually only comes up 1/4" per foot, so it's really a minimal rise right there to that first 4', so I'm not sure it's necessary.

Amy Kratz: It just looks like this doesn't go out as far as it actually really does.

Mike Newcomb: Yes, it comes out past... It will go past.

Amy Kratz: So the roof will extend out like this?

Mike Newcomb: Yes, just straight out and it will have a little gable in, right on the end of that.

Amy Kratz: Okay. Thank you very much for answering my questions.

Dennis Hughes: Are there anymore questions?

Kevin Kelly: Mr. Chairman, 220, Page 50 of the Code, under Maintenance and Repair – ordinary repairs and maintenance including design materials, features or finishes of a structure that do not alter the exterior appearance of the structure, that have no material affect on historic, archeological or architectural significance of the structure are permissible under Code. Those seem to be factors that are being requested here.

Dennis Hughes: Okay. Does anybody else have anything to add, or any questions? If not, I'll... Are the tops of the rails going to be wood, vinyl?

Mike Newcomb: We were probably going to do it with vinyl, something that would be...

Robin Davis: It's approved. I just wanted to \_\_\_\_\_ a little bit more careful.

Mike Newcomb: A little bit easier so that we can power wash and keep it cleaner back here. With all the foot traffic on that wood, we constantly have to power wash it.

Amy Kratz: Yes and it gets greasy and wet, slippery, right, I understand. Make sense.

Dennis Hughes: Does anybody else have anything? If not, I'll entertain a motion.

Mike Ostinato: I'd like to make a motion to approve the replacement of the rear deck and awning, as well as the handicap ramp for Irish Eyes.

Dennis Hughes: Do I hear a second?

Gwen Foehner: Second.

Dennis Hughes: We have a motion made and seconded to replace the rear and awning, as well as the handicap ramp. Are there any questions on that motion? If not, we'll do a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Kevin Kelly	Approve

Dennis Hughes: Okay, Mrs. Newcomb, you've been approved. Robin will get with you regarding the proper...

Kevin Kelly: Thank you for the drawings and the packages you sent us.

Amy Kratz: Thank you folks. Have a nice evening.

- b) The application from Ken and Lynn Brittingham for the construction of a new main entrance and new rooftop deck on the home located at 301 Union Street further identified by Sussex County Tax Map and Parcel # 2-35-14.19-169.00

Dennis Hughes: We'll move onto item 2. Mr. Brittingham, the floor is yours.

Ken Brittingham: Thank you, Denny. Just a couple of comments quickly to give you a little bit of our history. The Brittingham Family, born and raised in the area. I think Denny's dad filled out my first financial aid application when I applied for college and we also, Denny and I, both enjoyed the tutelage of my grandfather who nodded his head as we traveled up and down the high school, at Milton High School, and reminded us that any change of work would help us and so he used to tell me if you're tired picking beans, go pick tomatoes, but our family goes back many years in Milton. We bought the house back in 1969, approximately. We bought it because we lost a brother in Vietnam. My mother used to have a flower shop on Chestnut Street and so after we lost my brother, then we sort of decided that we needed a new change of venue and the house on top of the hill across from the ice cream store had been sitting vacant for about a year and we bought that house and then lived in it until my Mom and Dad passed; and then I bought the house from the estate; my wife and I and Bill Boyle and I, my good neighbor, we continue to reminisce how it seems like a lifetime as we continue to work on it. But we have, as we've traveled down the path of I think the State likes to use rehabilitating an old building, like that; rather than restoring. One of the great challenges is to maintain the integrity of the historic value, while also trying to make it into a place that you could enjoy some of the things that you like to have in a newer home, so that remains a challenge. It will be our home when it's completed. We've had a bed and breakfast license for about 20 years, active and inactive. We made a huge decision here about a year ago to totally gut the building and we have it... I think we've taken right around 20 tons of lathe and plaster out and oddly enough, we have also dug a basement under that

house, so I think we put about 60 feet of steel underneath it and probably 1,000 to 1,200 concrete blocks underneath it. It continues to be a labor of love, but we have in every step of the way tried to maintain the integrity of the historic value of it; to a point where on several occasions, we've actually, with trying to replicate old moldings and that kind of thing, gone to some of the Amish community folks and said can you make a piece of trim that looks just like this? And so, we really have tried to maintain the integrity of the building. So I would say we have an unwavering commitment to the Historic Preservation of the building and in 2009 we did get a Delaware Historic Preservation Grant and rebuilt the back porch and as many of you folks know about small grants, you take the grant and then you multiply it by five and that's what it costs you to do that project. So the ongoing challenge happens to be finding architectural materials, roofing, molding, windows, doors, flooring, wallpaper, siding, etc., that maintains the integrity of the building. So I stand before you telling you that our request, that we're very, very interested and want to maintain the historic presentation of the building. So what we're seeking is, we're seeking approval for a new portico, or a main entrance, carport if you will, because as we travel down the path of a bed and breakfast, trying to find a good entrance for people to come in, so we're thinking that you would drive up, underneath this carport, unload, walk-in, check-in, etc. and the last time were before you, we sought permission to change the roof and we found a composite slate that was what we thought was beautiful and at that point in time, we happened to be on top of a flat portion of our roof and noticed that it was one of the best views of Milton and so the plan is that our family will live on the third floor, we'll rent rooms on the 2<sup>nd</sup> floor and then the first floor will be everybody's space, but when we're on that 3<sup>rd</sup> floor and looked at the beautiful view of Milton, we thought this would be a great spot for a rooftop deck and so we've proceeded. So what you see in front of you are the plans, I suspect that Irish Eyes and the Brittingham's had the same designer because our designer is also in Florida, so I think it might be the same person. So that's what we're looking for. We're looking for your direction for our carport and for our rooftop deck. So I'll certainly answer any questions that you have.

Mike Filicko: Are you planning to keep the door in it's present location, the existing door?

Ken Brittingham: Yes.

Amy Kratz: Yes, because, I think Mike and I had the same question. You're saying relocate the entrance, so we didn't know if that meant moving the door...

Ken Brittingham: If you look at one of the pictures that were given, you all can see, but right next to this scaffolding, there's a temporary window there...

Kevin Kelly: Which of the pictures?

Robin Davis: Top left.

Kevin Kelly: Top left.

Ken Brittingham: Right where this section is, that will be our double-door entrance and so we will basically continue this same facade look here, out...

Gwen Foehner: What will be the entrance?

Ken Brittingham: Right where the window is.

Gwen Foehner: Where the window is?

Ken Brittingham: Right.

Amy Kratz: Right there. Okay.

Ken Brittingham: You can see there's an entrance to the back porch and there's an

entrance to the side porch, the door will go right there.

Amy Kratz: Right here.

Ken Brittingham: Correct. Right there. And this will be extended out 17' and you'll drive up underneath, unload, hopefully, and that would be our entrance.

Kevin Kelly: Will you explain on using the map, or drawing, or the photographs, whichever, what you just explained there the 17' extension.

Ken Brittingham: It's on the second page of the architectural drawings and it's 17' from existing facade out; it would be on the second page.

Kevin Kelly: This is where the window is now?

Ken Brittingham: Yes.

Kevin Kelly: And this is what's proposed?

Ken Brittingham: Exactly. This is the porch.

Kevin Kelly: Here's the existing window. Here's the entrance to the back porch. Here's the entrance to the side porch and this is the carport that they're talking about building.

Ken Brittingham: Right and then this facade here, would be the same, just move it out 17' so that you would come up, drive underneath, enter here and the look would be just like this.

Mike Filicko: So you would save the architectural details of the house.

Ken Brittingham: Exactly.

Amy Kratz: What kind of materials, Mr. Brittingham, what type of materials will be using for your door?

Ken Brittingham: We're currently searching for a door.

Amy Kratz: You don't know exactly.

Ken Brittingham: We're trying to find a period door and so we've been to Philadelphia – they have three architectural salvage locations and we've been up there looking for a door and we would find a period door that would have some Victorian detail on it, that would go there. We're not just going to put a Lowes or Home Depot door in there, because it just won't fit. In terms of the other materials, we would use a red cedar shingles and a red cedar siding that's on there now. It's got the gingerbread and the shingles that look...

Dennis Hughes: So the carport would look like this, extended?

Ken Brittingham: Exactly.

Dennis Hughes: And then the siding and then the gingerbread up there?

Ken Brittingham: Yes.

Amy Kratz: You're going to have the fish scales with the... See how this has a flat roof? Would the carport have a flat roof like this?

Ken Brittingham: Yes it would. It would have a flat roof... You wouldn't see it, but we're going to put some drainage pitch on it to downspouts and that sort of thing, but it would look just like it is there, just extended out.

Kevin Kelly: Mr. Brittingham, will the addition, if approved, contain the for want of a better word, almost a Mansard like architectural curve, that the roof line has over the existing window? This feature right here.

Ken Brittingham: Yes, exactly. If you could imagine, this facade and just moving it out 17'.

Dennis Hughes: Pulling it right out 17' at all sides.

Ken Brittingham: Right. Right. And so what you would do is hopefully drive through the driveway, up underneath the carport, like I said unload and then continue on.

Kevin Kelly: And is that now the existing driveway?

Ken Brittingham: Yes, it is.

Mike Filicko: How are you going to get out to the deck from the inside of the house or the outside?

Ken Brittingham: The building has eight bedrooms, if you can believe it and in those eight bedrooms on the third floor, there are four. One of the bedrooms is a smaller bedroom, which we're going to sacrifice and turn into a bathroom and the bathroom, since it was a bedroom is big enough that we're going to put a spiral staircase in there and the drawing does show the spiral staircase on the front end of the second floor.

Amy Kratz: This is a like a cut-off portion, right there, you can see on the inside. I can't remember now, I've looked at your house so many times, because I've always loved it so much, is this a widow's watch at the top? Does this house have a widow's watch?

Ken Brittingham: No.

Amy Kratz: Existing widow's watch? No it doesn't. Is this a chimney or is this like a widow's watch that you're trying to create with a deck off of it?

Ken Brittingham: This portion here is what would be necessary when you come up the spiral staircase, you're not to the top of the roof, but you've got to get out onto the roof, so this is the shortest it could be to get a door in there.

Amy Kratz: I understand what you're saying. It will look much like a widow's watch and it will have the Mansard look of the...

Ken Brittingham: Yes. We're trying to replicate the look again here and the one thing that Matt did not put on the drawings was we would try and duplicate the windows too.

Amy Kratz: Like the ones that are in the peaks?

Ken Brittingham: Yes.

Amy Kratz: Okay. It's going to look like a widow's watch.

Ken Brittingham: A little bit.

Amy Kratz: I'll have to admit, that I'm having a hard time wrapping my head around the carport faction of it, but I understand that you've been trying to keep with the house to what it looked like originally and I've watched you do that.

Ken Brittingham: Here's our challenge. Our challenge is that the front entrance is on Union Street, so you can't stop a car there and come into the building. If you drive into the driveway, right by the side porch, if you enter there, you enter right into the living room and so if you've got a guest that's coming into the building, they're going to be walking right into the living room, so that doesn't fit. So the next best alternative it appeared to us, was to put it here and really highlight with a nice, hopefully, beautiful door. A statement door, if you will. Then that would come into what was the kitchen, but we've opened it up some, so we can make it more into a foyer entrance. The carport is to cover from the weather a little bit and that kind of thing.

Amy Kratz: Okay, so you just said something that made me ask another question. This part right here, you're basically tearing this wall out and making this larger, as well, right? Extending this whole...

Ken Brittingham: This whole section right here is going to stay. The only thing that's going to change here, is there is going to be a door there.

Amy Kratz: I understood that you were extending... I thought you were extending the roof 17'.

Ken Brittingham: This portion here will be moved out 17', which will create the cover.

Amy Kratz: So you're not going to extend this whole building part, you're just keeping...

Okay. That's what I wanted to know.

Ken Brittingham: No. No.

Amy Kratz: Alright. Okay.

Kevin Kelly: Mr. Brittingham, the proposed observation roof deck, this is the existing dormer, is that correct?

Ken Brittingham: That's correct.

Kevin Kelly: So this would be above the existing roof line?

Ken Brittingham: That's correct. Yes. And the highest point of our property is the steeple of the carriage house and this was the lowest that Matt could draw it, and still get a door in there, so that when you get to the top of the roof top, you can open the door and walk onto the deck. So it will still not be the highest point of our property.

Kevin Kelly: But it will be highest point of this structure?

Ken Brittingham: Correct.

Kevin Kelly: And will that be visible from the street and from adjoining... I assume it will be, since...

Ken Brittingham: Yes if you...

Kevin Kelly: In other words, this is going to be sitting up here.

Ken Brittingham: Correct. That's correct. You're going to see some of it, yes and the thing that he did not put in the drawing that you can't see, but I think you can see on the other picture, he did not put in the drawing and if you look at this picture, on the top, you can see just a corner of the chimney. The chimney is there, but it's not on the drawings, so the chimney will be...

Kevin Kelly: So the chimney will be removed?

Ken Brittingham: No, it's going to stay.

Amy Kratz: Did you say the chimney is going to be removed?

Ken Brittingham: No, the chimney stays.

Amy Kratz: Oh, okay. Don't talk about chimneys... Every time somebody says chimney...

Ken Brittingham: Lot's of people have told me to take it out, but we're not going to take it out. It's not an active chimney, currently.

Amy Kratz: But it's inside the house, so to take it out, you would have to do destruction.

Kevin Kelly: You're going to be able to see it from the other side of the street.

Ken Brittingham: We talked about, the spot where you would probably see it the most...

Robin Davis: Mr. Boyer, Mr. Boyer...

Kevin Kelly: We don't know what that conversation is down there.

Robin Davis: We're trying to keep everybody in the same conversation.

Ken Brittingham: I was just going to say that the location where it probably will be the most visible, will be down by the harbor. Is that Chandler Street there? When you look up that direction, you're probably see a little bit of it. In the summertime with full foliage, you probably won't see hardly any of it, but you will see a portion of it and that's why we've tried to make it look just like the rest of the building.

Kevin Kelly: Mr. Brittingham, the reason I'm asking that question is that I need to address a particular piece here and give you an opportunity to address it yourself.

According to our Code, and for benefit of the Commission Page 220:50, Historic Value or Significance: this is when a property has character interest or value, as part of the development, heritage or cultural characteristics of the town and/or when a property exemplifies the cultural, economic, social, political or historic characteristics of the



town. Clearly your property does do all of that. Under the terms that we're to apply, in other words, the question becomes so what's architectural value or significance? How's that defined? According to the Code, which is on Page 49 in the same section, architectural value or significance exists when a property embodies distinctive characteristics of the type, period or method of construction and/or represents an established or familiar visual feature of the neighborhood, community or town, due to it's singular, physical characteristic or landscape. So altering the profile of the building, whether on the side or on the face of the building, that's where I'm having some difficulty with the request for the roof.

Ken Brittingham: It's like I said before, it's an ongoing challenge to maintain the integrity of the building and also try to make it into a livable space that you would like to be in all the time. Another example is windows. What do you do with windows? Some would say you rebuild the sashes and keep the glass as it is and others would say you put the... not fully replacement ones, but the sash request, so it is an ongoing challenge, but again, we have to think about we're going to live there, so we want to have some of the things that we'd like to have, but on the flip side, we also want to maintain the integrity of the historic building; because we love that old building.

Kevin Kelly: As to the carport, the question I asked earlier, again for benefit of the Commission, Page 220:58 and it's in Item 8 from the preceding page, 220:58, the applicant shall extend design motif of the existing structure to any addition. In the case of alteration to existing structure, the architectural details of the exterior shall be preserved. It seems to be consistent with what you've stated today, that is the intent with the roof and the siding and so on on that.

Amy Kratz: Kevin, which one are you looking at; which number again?

Kevin Kelly: Page 220:58, it's the bottom half of eight, which begins on 220:57. It's the last sentence. Beginning, "the applicant..."

Dennis Hughes: Okay.

Kevin Kelly: And in that it requires that architectural features and details be present in any addition or alteration that is made.

Amy Kratz: Yes. Yes. So basically you can do such things.

Kevin Kelly: I think that's a fair interpretation.

Amy Kratz: Yes, I think that's a fair interpretation, as well. I want to say that that is a fair interpretation, but the standard is to not alter the structure so drastically, but if you're going to alter it, these are our guidelines...

Ken Brittingham: To make it look like it's always looked.

Amy Kratz: Right. Absolutely.

Kevin Kelly: Yes.

Ken Brittingham: Just to bore you with an example, as I mentioned earlier, we put steel underneath the building to make it solid.

Amy Kratz: Well, yeah...

Ken Brittingham: But underneath the building there are like 8X8 or 9X9, 9X12 oak beams that have held that building up. Now we had to take them out because they're rotten. Two weeks ago I was at Schwartzendruber Lumber in Dover and he cut me four or five beams, 9X9, 12X12 – Bill says, how are you going to get them in there, because they weigh about 400... Right now as they sit in my tool shed, they weigh about 400 lbs. each and they will dry at 1" per month, so when we start putting them in in March or April, we're hoping that they're dried out, but my whole point is, when people look at

that and they'll be lots of them, we will in fact have maintained the integrity of what was there.

Amy Kratz: I understand what you mean.

Ken Brittingham: And you have to be a little crazy, in a way, to do something like that, because it's just...

Kevin Kelly: There's nothing in our Code that addresses that particular...

Ken Brittingham: You know, Bill and I, being neighbors banter back and forth about why are you doing like that? You really don't have to do that and the answer is because that's the way it was done.

Amy Kratz: Because you appreciate that and we appreciate that you appreciate that.

Ken Brittingham: When you look at the front porch that faces Union Street and those posts that you remember a few years ago that were rotten and falling down...

Amy Kratz: Yes, I remember that.

Ken Brittingham: We couldn't buy posts like that, so we manufactured those posts and cut the chamfers just like it was before, so it takes awhile.

Amy Kratz: Okay. I don't have anymore questions. Thank you Mr. Brittingham.

Ken Brittingham: You bet. Here's some of the red cedar that we're going to use and we would up cutting our own shingles and they're a combination of these babies and...

Amy Kratz: And the fish scale? Well they're both fish scales, but which ones do you have on your house; you have the ones with the rounded... right?

Ken Brittingham: We have a little bit of each.

Amy Kratz: Oh, you have a little bit of each. I couldn't remember. Well you certainly are trying to do your best at keeping the house in the spirit of it's architectural design, which is wonderful. I don't have any more questions, and I'm willing to make a...

Kevin Kelly: Mr. Chairman, on Page 220:57, Part one, Roofs, Pitched Dormers and Types, I would like to read into the record. Roof and pitch of the roof shall be in keeping with the tradition of roof types and styles in Milton, within the Historic District on designated historic sites. Any of the traditional roof types found within the Historic District are acceptable, without the need to duplicate existing roof types of a specified home or area. Thank you Mr. Chairman.

Dennis Hughes: Thank you.

Amy Kratz: So I would just like to make... Shall we do these... I have a question, I guess. Shall we do these separately, like approve them separately.

Kevin Kelly: You have to do them in order.

Amy Kratz: Like the roof and the...

Robin Davis: We've separated them in the past.

Amy Kratz: Yeah, we have in the past. It's actually like... I think it's easier that way. I would like to make a motion to accept...

Mike Ostinato: We can't approve the whole thing?

Dennis Hughes: We can. In the past, we've decided whether we want to separate them, when there's multiple things.

Amy Kratz: It doesn't matter to me.

Dennis Hughes: So what we can do, what's the feeling of the Board? Do we want to separate them or keep them the way it is on the application.

Amy Kratz: Well the application provided such little detail, that what we could keep it the same. It just didn't have a lot of detail, but that's why you did a presentation. So in my mind, I think we can keep them all one, because I know how I want to vote to

approve them. I want to make a motion to approve his application.

Gwen Foehner: Well before you do that, can I just raise... I have a problem with how a roof deck would look on a Victorian house and I think it totally changes the look of the house. It will be seen from the side and possibly slightly from the front of the house.

Amy Kratz: That's why maybe then we should put them in two separate categories, if we have any...

Dennis Hughes: But it does match the lower roof and it will match the new carport, right?

Ken Brittingham: Yes.

Dennis Hughes: Ken, is that... This whole side here is going to be like this too, right?

Ken Brittingham: Yes.

Dennis Hughes: Yes, but this roof here now it's going to be exactly like that.

Ken Brittingham: Correct.

Dennis Hughes: \_\_\_\_\_ carport. Okay, so what's the pleasure of the Commission?

Amy Kratz: Well it sounds like we should probably separate them, right?

Robin Davis: It doesn't make any difference. You can make the motion either way.

Dennis Hughes: Okay, if you can make a motion and if it's defeated and it wants to be separated, then we'll have to do it.

Robin Davis: After a motion and a second, you can make it about having a special...

Amy Kratz: I think based on Gwen's request, I would like to make a motion to separate both of these enhancements to the house. I would like to make a motion to do that, based on your input.

Dennis Hughes: Okay, now do I have a second to that mention.

Gwen Foehner: Second.

Dennis Hughes: Okay, we have a motion made and seconded to separate the two items. Now, are there any questions on that motion? If not, then we'll do a roll call vote:

Mike Filicko

I disagree. I think we should keep everything as one as the Brittingham's have requested.

Mike Ostinato

I agree with Mike Filicko to keep everything together

Amy Kratz

I agree that we separate themselves

Dennis Hughes

I agree to keep them together

Gwen Foehner

I prefer separating themselves

Kevin Kelly

I disagree with the motion and believe that we should consider the application as it was published by the applicant

Dennis Hughes: Okay, by a motion of 4 to 2, we're going to vote on them as a total package. Okay, now I will entertain a motion to accept them both.

Amy Kratz: I would like to make a motion that we approve the Kenneth Brittingham's application as it stands. He was requesting to continue restoration of his house and extend, including a new main entrance, which includes a carport on the side of the house and a new rooftop deck, on the very back of the roof.

Dennis Hughes: I have a motion. Do I have a second on that motion?

Mike Ostinato: Second.

Dennis Hughes: I have a motion made and seconded. Are there any questions on that

motion? If not, we'll go with a roll call vote:

Mike Filicko	Approve and commend you on maintaining the integrity of the homeowner's
Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Gwen Foehner	Disapprove
Kevin Kelly	Disapprove

Dennis Hughes: By a vote of 4 to 2 your application is approved. You need to see Robin for the proper...

Ken Brittingham: I'd like to invite all of you up, unless I hit the lottery, I'm going to be working on the house for a couple of years. So we're very proud of the house and so if you folks, at any time, we're there most of the time, so please just stop by and I'll give you a grand tour of the building as it is and one of the reasons I invite you to do that is some of the framing structure inside of the house, not that it's opened up, is very stunning to a point where the rafters come down, they sit on the top plate, they have wooden pegs as many of you have seen in the homes here in Milton.

Kevin Kelly: Are you photographing all of that?

Ken Brittingham: We are. I take a lot of photographs.

Kevin Kelly: It's an unbelievable undertaking that you're doing. Thank you for that.

Amy Kratz: Thank you very much. Good luck on your house.

#### 6. Adjournment

Dennis Hughes: Before we move on, I would just like to make a couple of comments, not on any of this. I saw Mr. Pepper that came and we approved to put his dormer on the top. He has it finished and he's done a good job and also the house on Mill Street, if anybody's been by that, that's like night and day.

Amy Kratz: Oh that little one that was... I have to check it out.

Dennis Hughes: Yes. Those are two projects that we did approve that...

Kevin Kelly: And Federal Street, too, all the work that's been done on it.

Dennis Hughes: Yes.

Amy Kratz: It is actually very nice to see the stuff that we have approved and the people have done such a great job. I also noticed the house on Union Street, where they made a door, an enclosure to their front door? I mean Federal, that's what I mean, Federal.

Dennis Hughes: Yes, that's what I was talking about, Mr. Pepper's.

Amy Kratz: Oh, is that the one? That looks really nice.

Dennis Hughes: He went up to a second story. It does.

Kevin Kelly: I make a motion to adjourn at 7:45 p.m.

Gwen Foehner: Second.

Dennis Hughes: We have a motion made and seconded to adjourn. All in favor say aye. Opposed. Motion carried. We are adjourned.